

**NYC Department of Education
Building Condition Assessment Survey 2008-2009**

Mechanical Inspection

Q094

School: P.S. 94 - QUEENS, 41-77 LITTLE NECK PKWY, QUEENS, NY, 11363

InspectionId	Inspection Type	Time In	Last Edited
1269023	MECHANICAL	2008-12-22 02:12PM	2009-01-15 02:38PM

Asset Data

Question	Answer
Heating Plant Oil Number	2
Have any Systems/Major Building Components been upgraded?	Systems: Gas fired water heater replaced/ New Starter motor for house blower/ Hot water circulating pin-ups Years: 2008 Systems: DX Split A/C Years: 2005

Priority Condition

No condition recorded

Inspection

Question	Response
MECHANICAL	
AIR CONDITIONING	Inspected
Chilled Water System	Does not exist
Condenser Water Piping	Does not exist
Condenser Water Pump	Does not exist
Cooling Coils in Ductwork	Does not exist
Cooling Tower	Does not exist
DX Split System	Inspected
Indoor Unit	Inspected
Condition	1- Good
Deficiency	No deficiencies recorded
Outdoor Unit	Inspected
Condition	1- Good
Deficiency	No deficiencies recorded
Packaged / Rooftop Unit	Does not exist
Packaged Terminal A/C	Does not exist
Refrigerant Piping	Inspected
Condition	1- Good
Deficiency	No deficiencies recorded
Return Fan	Does not exist
Window Type A/C	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
CENTRAL ACID WASTE NEUTRALIZING TANK	Does not exist
CLIMATE CONTROL SYSTEM	Inspected
Damper Actuator	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
DDC Computer	Does not exist
Local Control Panel	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
Pneumatic PRV Station	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
Pneumatic Tubing	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
Refrigerated Air Dryer	Inspected

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Question	Response
CLIMATE CONTROL SYSTEM	
Refrigerated Air Dryer	
Condition	3- Fair
Deficiency	No deficiencies recorded
Temperature Control Air Compressor	
Condition	Inspected
Deficiency	3- Fair
Deficiency	No deficiencies recorded
Temperature Control Thermostat	
Condition	Inspected
Deficiency	3- Fair
Deficiency	No deficiencies recorded
Temperature Control Zone Valve	
Condition	Inspected
Deficiency	3- Fair
Deficiency	No deficiencies recorded
Terminal Unit Thermostatic Valve	
Condition	Inspected
Deficiency	3- Fair
Deficiency	No deficiencies recorded
COMPACTOR	
	Does not exist
CONVEYING	
	Does not exist
DOMESTIC WATER SYSTEM	
Domestic Cold Water System	
Gravity System	
Roof Tank	
Condition	Inspected
Deficiency	3- Fair
Deficiency	NOT IN USE
Deficiency Location/Instance	Roof
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	NO ACTION
Urgency of Action	PRIORITY 1
Purpose of Action	LEVEL 1
Violations	No violations recorded
Supply Pump	
	Does not exist
Pressure Booster System	
	Does not exist
Water Service	
Service Piping (Water Main)	
Condition	Inspected
Deficiency	1- Good
Deficiency	No deficiencies recorded
Water Main - Double Check Valve	
Condition	Inspected
Deficiency	1- Good
Deficiency	No deficiencies recorded
Water Main - RPZ	
	Does not exist
Domestic Hot Water System	
Domestic Hot Water Circulating Pump	
Condition	Inspected
Deficiency	1- Good
Deficiency	No deficiencies recorded
Domestic Hot Water Remote Storage Tank	
	Does not exist
Domestic Water Heat Exchanger	
	Does not exist
Electric Domestic Water Heater	
	Does not exist
Gas Fired Domestic Water Heater	
Instance	Inspected
Instance Condition	Basement (Boiler room)
Instance Quantity	1- Good
Instance Quantity Uom	1
Manufacturer	EACH
EquipmentId	A.O. Smith
	N/A

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Question	Response
DOMESTIC WATER SYSTEM	
Domestic Hot Water System	
Gas Fired Domestic Water Heater	
Capacity/Size	275 MBH
Installation Year	2008
Deficiency	No deficiencies recorded
Oil Fired Domestic Water Heater	Does not exist
Domestic Water Distribution Piping	Inspected
Condition	3- Fair
Deficiency	BEYOND USEFUL LIFE - NON DEFECTIVE
Deficiency Location/Instance	Throughout
Deficiency Quantity	1,400
Quantity Uom	L.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 1
Purpose of Action	LEVEL 2
Violations	No violations recorded
DRAIN/WASTE/VENT AND STORM SYSTEM	Inspected
House Trap	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
Interior Floor Drain	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
Interior Storm Piping	Inspected
Condition	3- Fair
Deficiency	BEYOND USEFUL LIFE - NON DEFECTIVE
Deficiency Location/Instance	Throughout
Deficiency Quantity	450
Quantity Uom	L.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 1
Purpose of Action	LEVEL 2
Violations	No violations recorded
Sewage / Waste Piping	Inspected
Condition	3- Fair
Deficiency	BEYOND USEFUL LIFE - NON DEFECTIVE
Deficiency Location/Instance	Throughout
Deficiency Quantity	300
Quantity Uom	L.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 1
Purpose of Action	LEVEL 2
Violations	No violations recorded
Sewage Ejector Pump	Does not exist
Sump Pump	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
Vent Piping	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
DUAL TEMPERATURE SYSTEM (CHILLED AND HOT WATER)	Does not exist
EMERGENCY GENERATOR	Does not exist
FIXTURES	Inspected
Staff And Other	Inspected
Boiler Room - Eye Wash	Does not exist

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Question	Response
FIXTURES	
Staff And Other	
Janitor Sink	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
Lavatory/Sink	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
Toilet	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
Urinal	Does not exist
Student	Inspected
Drinking Fountain	Inspected
Condition	3- Fair
Deficiency	CRACKED/PHYSICAL DAMAGE
Deficiency Location/Instance	By room 208
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Lavatory/Sink	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
Locker Room Shower	Does not exist
Sink And Fountain Combo Unit	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
Toilet	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
Urinal	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
GAS FIRED FURNACE	Does not exist
GAS SERVICE	Inspected
Gas Distribution Piping	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Gas Meter Room Exhaust Fan	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
Gas Meter Room Vent	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Gas Pressure Booster	Does not exist
HEATING	Inspected
Baseboard/Fin Tube	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
Heating Coils In Ductwork	Inspected
Condition	3- Fair

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Question	Response
HEATING	
Heating Coils In Ductwork	
Deficiency	BEYOND USEFUL LIFE - NON DEFECTIVE
Deficiency Location/Instance	MER
Deficiency Quantity	10
Quantity Uom	EACH
Potential Action	REPLACE
Urgency of Action	PRIORITY 1
Purpose of Action	LEVEL 2
Violations	No violations recorded
Hydronic Heating	
	Does not exist
Radiator / Convect	
	Inspected
Condition	3- Fair
Deficiency	BEYOND USEFUL LIFE - NON DEFECTIVE
Deficiency Location/Instance	Throughout
Deficiency Quantity	60
Quantity Uom	EACH
Potential Action	REPLACE
Urgency of Action	PRIORITY 1
Purpose of Action	LEVEL 2
Violations	No violations recorded
Steam Heating	
	Inspected
F&T/Steam Drip Trap	
	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
MER Steam and Condensate Piping	
	Inspected
Condition	3- Fair
Deficiency	BEYOND USEFUL LIFE - NON DEFECTIVE
Deficiency Location/Instance	MER
Deficiency Quantity	250
Quantity Uom	L.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 1
Purpose of Action	LEVEL 2
Violations	No violations recorded
Steam Condensate Return Piping	
	Inspected
Condition	3- Fair
Deficiency	BEYOND USEFUL LIFE - NON DEFECTIVE
Deficiency Location/Instance	Throughout
Deficiency Quantity	800
Quantity Uom	L.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 1
Purpose of Action	LEVEL 2
Violations	No violations recorded
Steam Condensate Return System	
	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
Steam Piping	
	Inspected
Condition	3- Fair
Deficiency	BEYOND USEFUL LIFE - NON DEFECTIVE
Deficiency Location/Instance	Throughout
Deficiency Quantity	800
Quantity Uom	L.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 1

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HEATING	
Steam Heating	
Steam Piping	
Purpose of Action	LEVEL 2
Violations	No violations recorded
Terminal Unit Thermostatic Trap	Does not exist
STEAM SUPPLIED BY EXTERNAL SOURCES	Does not exist
Terminal Fan Coil Unit	Does not exist
Unit Heater/Cabinet Heater	Inspected
Condition	3- Fair
Deficiency	BEYOND USEFUL LIFE - NON DEFECTIVE
Deficiency Location/Instance	Basement
Deficiency Quantity	6
Quantity Uom	EACH
Potential Action	REPLACE
Urgency of Action	PRIORITY 1
Purpose of Action	LEVEL 2
Violations	No violations recorded
HEATING PLANT	Inspected
Replacement Quantity	6,882
Replacement Uom	MBH
Boiler Auxiliaries	Inspected
Boiler Blowdown/Piping System	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Boiler Breeching	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Boiler Damper (In Breeching)	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Boiler Emergency Stop Switch	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Boiler Feedwater System	Inspected
Boiler Feedwater Pump	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Boiler Feedwater Tank	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Feedwater Piping	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Boiler Feedwater Treatment(Automatic)	Does not exist
Boiler Gas Burner	Does not exist
Boiler Gas/Oil Burner	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Boiler Header Valve	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Boiler Make-up Water Backflow Preventer	Inspected
Double Check Valves	Does not exist
RPZ	Inspected

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HEATING PLANT	
Boiler Auxiliaries	
Boiler Make-up Water Backflow Preventer	
RPZ	
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Boiler Make-up Water Piping	
Condition	Inspected
Deficiency	2- Between Good and Fair
Boiler Oil Burner	
Condition	Does not exist
Boiler Room Steam And Condensate Piping	
Condition	Inspected
Deficiency	2- Between Good and Fair
Boiler Safety Valve	
Condition	Inspected
Deficiency	2- Between Good and Fair
Burner Control Panel	
Condition	Inspected
Deficiency	3- Fair
Boiler System	
Condition	No deficiencies recorded
Coal-fired Boiler	
Condition	Does not exist
Hot Water Boiler	
Condition	Does not exist
Modular Boiler	
Condition	Does not exist
Steam Boiler	
Instance	Inspected
Instance Condition	Basement (Boiler room)
Instance Quantity	2- Between Good and Fair
Instance Quantity Uom	3,441
Manufacturer	MBH
EquipmentId	A.L. Eastmonds & Sons
Capacity/Size	9949-1
Installation Year	3441 MBH (Net)
Deficiency	1993
Instance	No deficiencies recorded
Instance Condition	Basement (Boiler room)
Instance Quantity	2- Between Good and Fair
Instance Quantity Uom	3,441
Manufacturer	MBH
EquipmentId	AL. East-monde & Sons
Capacity/Size	9949-2
Installation Year	3441 MBH (Net)
Deficiency	1993
Instance	No deficiencies recorded
Fuel Systems	
Condition	Inspected
Boiler Fresh Air Louver/Damper	
Condition	Inspected
Deficiency	2- Between Good and Fair
CO/Gas Leak Detection	
Condition	No deficiencies recorded
Deficiency	Inspected
Fuel Oil Heater	
Condition	Does not exist
Fuel Oil Level Gauge	
Condition	Inspected
Deficiency	2- Between Good and Fair
Fuel Oil Piping	
Condition	No deficiencies recorded
Deficiency	Inspected

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HEATING PLANT	
Fuel Systems	
Fuel Oil Piping	
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Fuel Oil Tank	
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Fuel Transfer Pump	
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Gas Trains And Vent At The Boiler	
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Oil Leak Detector In Tank Room	
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Overfill Alarm By Oil Fill	
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
KITCHEN	
Instance	Basement
CO Detector	
Instance on Basement	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
CO/Gas Leak Detector	
Instance on Basement	Does not exist
Gas System	
Instance on Basement	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Grease Trap	
Instance on Basement	Does not exist
Hood	
Instance on Basement	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Hood Exhaust Ductwork	
Instance on Basement	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Hood Exhaust Fan	
Instance on Basement	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Hood Fire Suppression System	
Instance on Basement	Inspected
Instance	Kitchen (Basement)
Instance Condition	2- Between Good and Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Manufacturer	Ansul
EquipmentId	NIA

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Question	Response
KITCHEN	
Hood Fire Suppression System	
Capacity/Size	3 Gallons
Installation Year	1998
Deficiency	No deficiencies recorded
Hot Water Temperature Booster	
Instance on Basement	Does not exist
Kitchen Sink	
Instance on Basement	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
SCIENCE DEMO ROOM	Does not exist
SCIENCE LAB	Does not exist
SCIENCE PREP ROOM	Does not exist
SPRINKLERS, STANDPIPE, FIRE SYSTEM	Inspected
Deluge Valve	Does not exist
Fire Booster Pump Assembly	Does not exist
Roof Tank	Does not exist
Siamese Connection	Does not exist
Sprinkler Alarm Valve Assembly	Does not exist
Sprinkler Head	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
Sprinkler Piping	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
Standpipe System	Does not exist
Water Gong	Does not exist
SWIMMING POOL	Does not exist
VENTILATION	Inspected
Duct- Register / Diffuser	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
Exhaust Fan	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
Fire / Smoke Damper	Does not exist
Heating And Ventilating Unit	Does not exist
Metal Ductwork	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
Supply Fan	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
Unit Ventilator	Inspected
Condition	3- Fair
Deficiency	BEYOND USEFUL LIFE - NON DEFECTIVE
Deficiency Location/Instance	1st and 2nd floors Classrooms
Deficiency Quantity	10
Quantity Uom	EACH
Potential Action	REPLACE
Urgency of Action	PRIORITY 1
Purpose of Action	LEVEL 2
Violations	No violations recorded